

**Applicant requests a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 zone.**

This would permit the construction of a 25' by 20'10" carport that is proposed to encroach 21 feet into the required front yard setback.

The required front and rear yard setback cumulative total is 50' in an R-3 (Light Density Residential) zone.

**BACKGROUND**

This case was postponed from the May 4, 2009, ZBA meeting to allow the applicant to submit plans for a flat roof carport that more nearly matches her house. The request was re-notified to the neighbors because the applicant is now requesting a larger carport that is proposed to be located to within 4 feet of the front property line. There is no utility easement in the front yard setback. The elevation drawing shows a flat roof carport with brick columns that match the house. Review by the Building Permits & Inspections Division is pending.

**CALCULATIONS**

Permitted carport area = 520 sq. ft. (1,850 sq. ft. ÷ 5 = 370 sq. ft. + 150 sq. ft. permitted open porch)

Requested carport area = 520.75 sq. ft. (25' x 20'10")

Carport area encroaching in required 20' setback = 400 sq. ft. (25' x 16')

Required front yard setback = 20'

Requested front yard setback = 4'

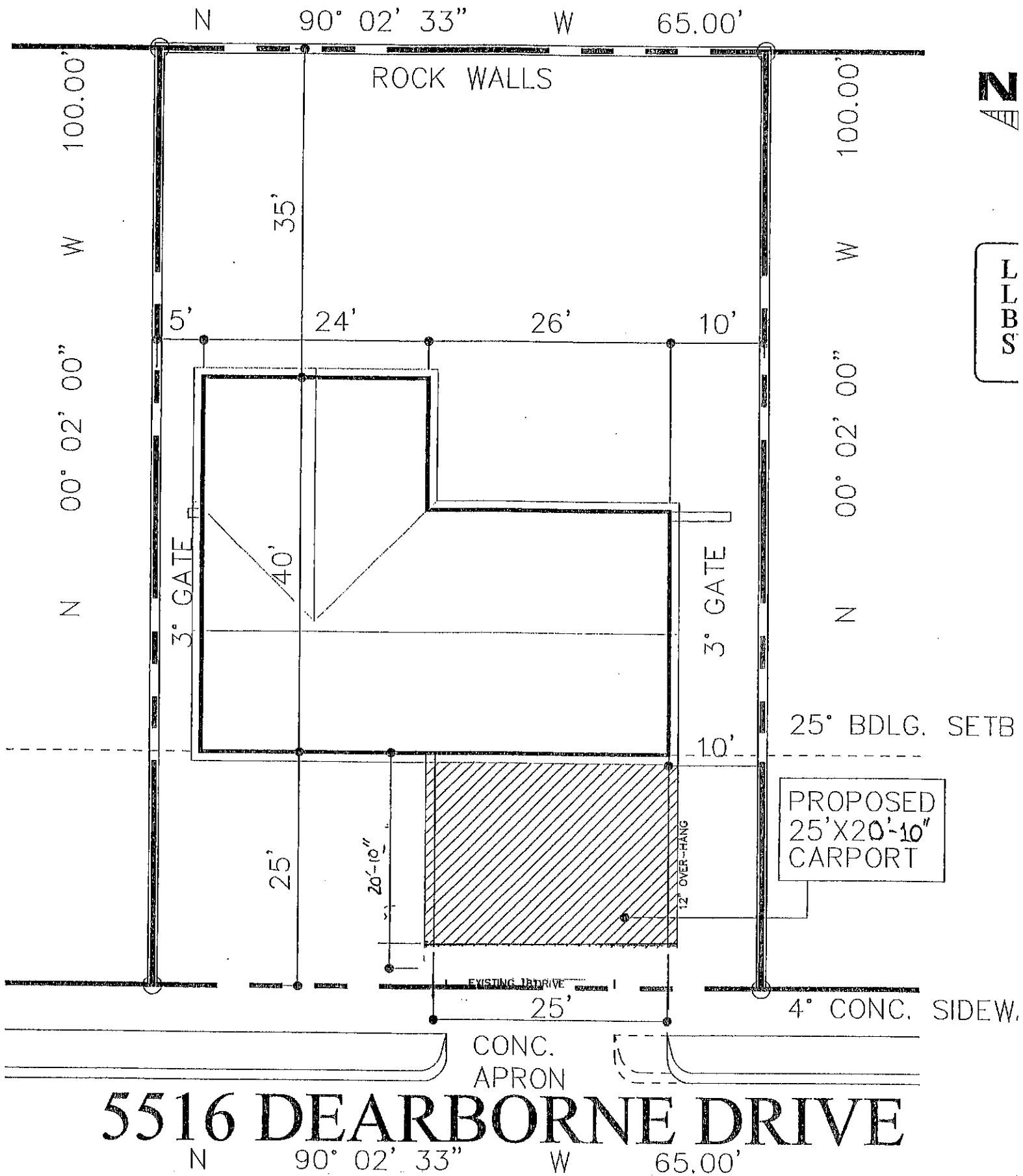
**STAFF RECOMMENDATION**

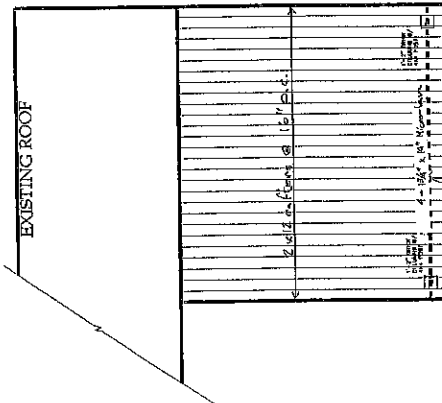
Staff recommends approval of the Special Exception as it meets the requirements of the Special Exception as submitted.

The Zoning Board of Adjustment is empowered under Section 2.16.050 K to:

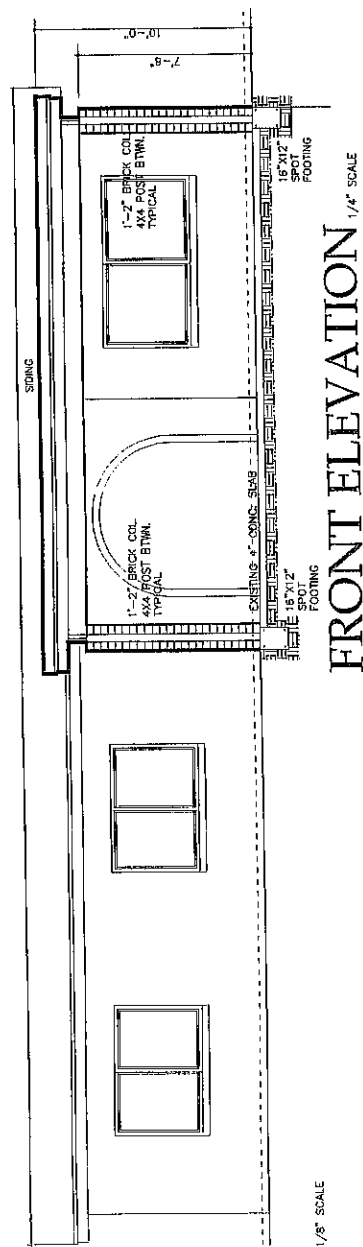
"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit nor shall it constitute an extension of the living area of the dwelling."





# FRAMING PLAN <sup>1/8" SCALE</sup>



# FRONT ELEVATION

GUTIERREZ CONSTRUCTION  
& REMODELING  
14820 LEBORA C. (915) 241-1430  
EL PASO, TEXAS H. (915) 851-4804

DELGADO DESIGNS  
DESIGN BY  
D.B.A. SLIM DESIGNS  
RESIDENTIAL & COMMERCIAL DESIGNS  
DRAWINGS SERVICE  
(915) 494-5111 (7546)  
EL PASO, TEXAS

PROPOSED PLANS TO BE BUILT AT:  
5516 DEARBORNE DR.  
FOR  
SOLEDAD VELA

NOTES

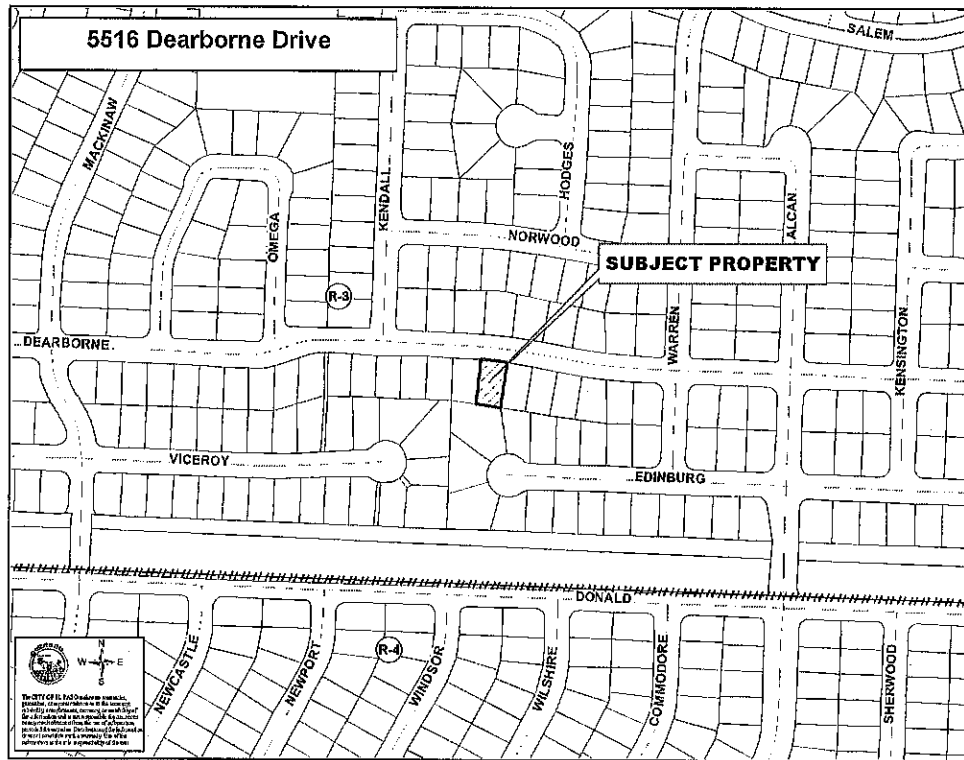
CARPET AREA:  
520 S.F.

TOTAL AREA:  
520 S.F.

SHEET 1 OF 1

A1

## ZONING MAP



## NOTIFICATION MAP

